

RETURN TO:
D. M. MITCHELL, JR.
P.O. BOX 787
QUITMAN, GA 31643

BOOK PAGE
1133 0283

FILED
CLERK OF SUPERIOR COURT
COLQUITT COUNTY, GA.

2012 APR -5 AM 11:04

GEORGIA, COLQUITT COUNTY Verified by: RP
CLERK'S OFFICE, SUPERIOR COURT
RECORDED IN BOOK 1133 FOLIO 283-287
ON 5th DAY OF April, 2012
Margie R. Paul DEPUTY CLERK

After Recording Return to:
CAROLYN MARSHALL, CLERK

RECORDED
STATE PROPERTIES COMMISSION

NTD
STATE OF GEORGIA,
COUNTY OF COLQUITT:

MAR 15 2012
011007

QUITCLAIM DEED

REAL PROPERTY RECORDS

THIS INDENTURE, hereinafter referred to as "Deed", is made this 3RD day of APRIL, 2012, by and between the **STATE OF GEORGIA**, acting by and through its State Properties Commission ("SPC"), whose address is 47 Trinity Avenue, Suite G-04, Atlanta, Georgia 30334, party of the first part, hereinafter called "Grantor," and **RICKY J. ROWE**, whose address is 8586 Troupville Road, Quitman, Georgia 31643, party of the second part, hereinafter called "Grantee," (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT:

WHEREAS, Grantor is the owner of certain improved real property lying and being in Land Lot Number 262, 8th Land District, Colquitt County, Georgia, commonly known as the address of 115 5th Street, Moultrie, Colquitt, Georgia, in the custody and control of the Georgia Department of Labor, more particularly described on Exhibit A attached hereto and incorporated herein by reference (hereinafter the "Property"); and

WHEREAS, the General Assembly of the State of Georgia, adopted Resolution Act Number 657, 2010 Senate Resolution Number 1083 (the "Resolution") authorizing and directing the sale and conveyance of the Property; and

WHEREAS, the General Assembly declared in the Resolution that the Property is no longer useful to or needed by the State of Georgia and is therefore surplus; and

WHEREAS, the Governor of the State of Georgia approved the Resolution on June 4, 2010; and

WHEREAS, the Grantor advertised the sale of the Property through public competitive bidding; and

WHEREAS, the Grantee made a bid thereon, and the Grantor, at its called meeting on December 8, 2011, determined and announced Grantee's bid to be the most advantageous to the State of Georgia.

NOW, THEREFORE, Grantor, for and in consideration of the payment of Fifty Thousand Four Hundred Ten and 00/100 DOLLARS (\$50,410.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, convey and forever quitclaim unto Grantee all of Grantor's right, title and interest in the Property, being more particularly described in Exhibit A, which is attached hereto, incorporated herein and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, without warranty of any type, kind or nature whatsoever.

IN WITNESS WHEREOF, Grantor, acting by and through its duly authorized officials, has caused this Deed to be signed in its name with its official seal affixed hereto, and approved by the Governor of the State of Georgia pursuant to O.C.G.A. § 20-3-60(a), on the day, month and year first above written.

(Signatures Commence of the next page)

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GRANTOR:

STATE OF GEORGIA

Acting By and Through Its State Properties
Commission

By: Nathan Deal
Governor, NATHAN DEAL
as Chairman of the State Properties Commission

Attest: Steven L. Stancil
STEVEN L. STANCIL as Executive Director of
State Properties Commission

(Seal of the State of Georgia)

(Seal of State Properties Commission)



Signed, sealed and delivered, as to Grantor,
in our presence:

Theresa J. York

Unofficial Witness

Rhonda B. Greenway
Official Witness, Notary Public
My Commission Expires: 9/1/14
(Notary Public Seal Affixed Here)



Exhibit "A" – Legal Description

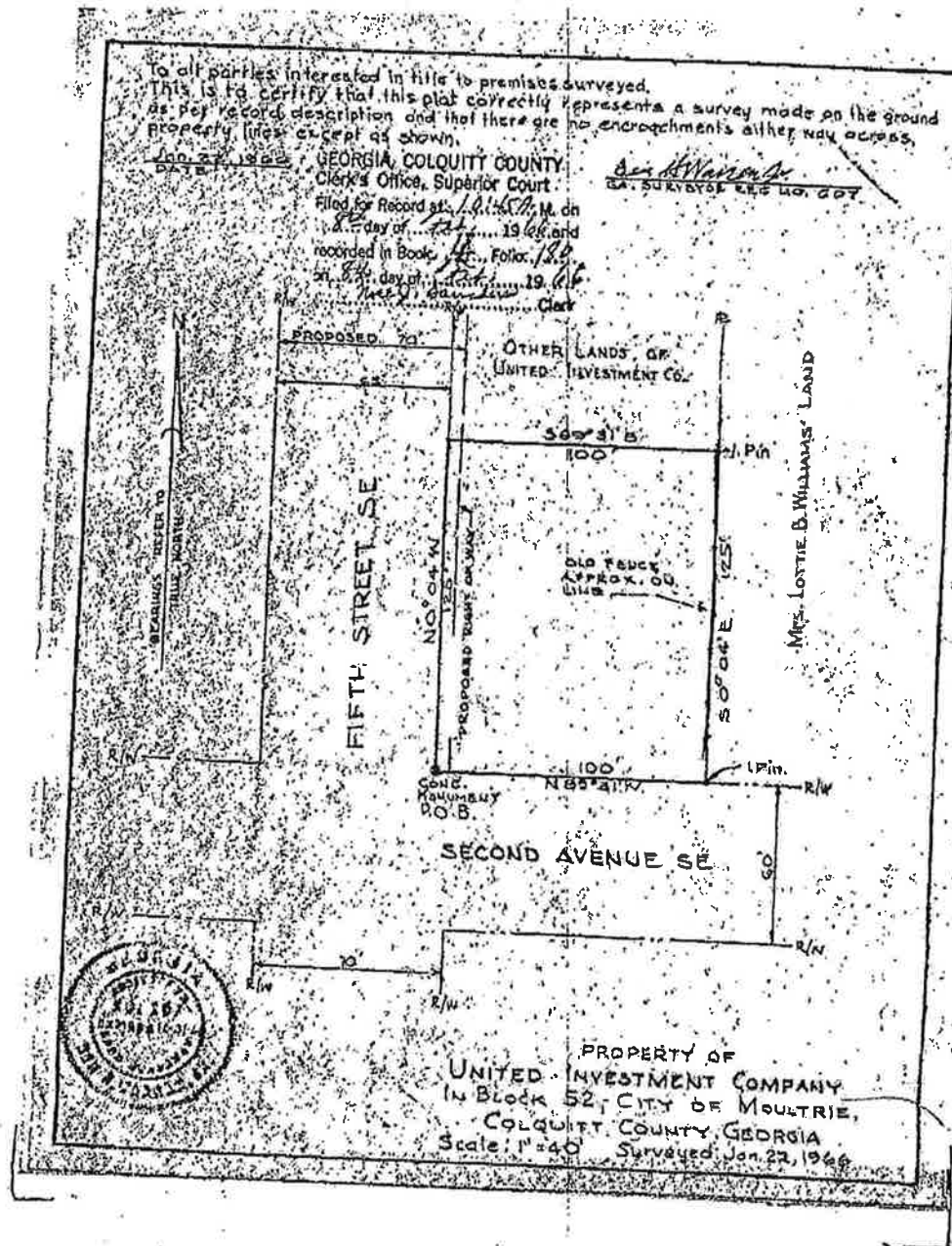
APPROXIMATELY 0.29 OF ONE ACRE REAL PROPERTY
LOCATED IN THE 262ND LAND LOT, 8TH DISTRICT,
COLQUITT COUNTY
IMPROVED WITH AN APPROXIMATE 3,128± SQUARE FOOT BUILDING, AND
PARKING LOT,
115 5TH STREET, MOULTRIE GEORGIA

LEGAL DESCRIPTION: All that tract or parcel of land lying and being in the 262nd Land Lot, 8th Land District, Colquitt County, Georgia, containing total area of 0.29 Acres, more or less, and being all of that tract or parcel of land lying and being in the 262nd Land Lot, 8th Land District, Colquitt County, Georgia, and being more particularly shown on a plat entitled "Property of United Investment Company in Block 52, City of Moultrie Surveyed January 22, 1966," and described as follows:

BEGINNING at the northeast corner of the intersection of Fifth Street and Second Avenue, Southeast, and from said point of beginning run thence north 0 degrees 4 minutes west along the east margin of Fifth Street a distance of 125 feet; thence run south 89 degrees 31 minutes east a distance of 100 feet; thence run south 0 degrees 4 minutes east a distance of 125 feet to the north margin of Second Avenue, southeast; thence run north 89 degrees 31 minutes west along the north margin of said Avenue a distance of 100 feet to the point of beginning; all as more particularly described in a Plat of survey of said property prepared by Ben W. Warren, Jr., dated January 22, 1966, and recorded in the Office of Clerk of Colquitt Superior court in Plat Book 4, page 180, to which Plat reference is specifically made for more accurate and complete description

Subject to all easements, covenants, and restrictions of record.

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